



***Board of Zoning Appeals Public Hearing
February 15, 2011 —7:00 P.M***

CASE NUMBER:	V-11-008, V-11-009, & V-11-010
PROPERTY LOCATION:	11400 Block of Jones Bridge Road, Johns Creek, GA 30022 1st District, 1st Section Land Lot 192
CURRENT ZONING:	AG-1 (Agricultural District)
PARCEL SIZE:	1.80 Acres
PROPERTY OWNER:	Dr. John Neiland
PROPERTY AGENT:	Jason Brown

REQUEST

The applicant has expressed the need to expand their existing veterinary clinic/hospital and to provide for additional parking spaces to accommodate for their growing client base. The subject property, which is zoned AG-1 (Agricultural District) and currently used for a veterinary clinic/hospital, must maintain a principle building setback of 100 feet from all property lines for structures housing animals. The applicant has requested a variance to encroach 45 feet into the 100-foot building setback from the southern property line, to expand their clinic with a 2,500 square-foot addition. Also, the applicant seeks a parking lot expansion in the front yard, and has requested to encroach 12 feet into the 60-foot front yard setback and 150 square feet into the 10-foot improvement setback from the southern property line, for a driveway addition that would provide for access to the new parking area.

The Department would note that the applicant is required at time of building permit submittal to provide for parking expansion details, and to meet all required development regulations and community standards of the City of Johns Creek Zoning Ordinance.

ADJACENT ZONING AND LAND USES

The veterinary clinic/hospital is surrounded by single family residential uses on three sides and fronts on Jones Bridge Road. Directly north and west of the subject property is the Churchill Downs subdivision, zoned R-5A Conditional (Single Family Dwelling District). To the south is the Hampton Square subdivision, zoned R-4 Conditional (Single Family Dwelling District). To the east, across Jones Bridge Road is Clear Springs Baptist Church, Mabry Park subdivision and Jones Bridge Crossing subdivision, zoned AG-1, CUP Conditional (Community Unit Plan District), and R-4 Conditional respectively.

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article V: AG-1 Agricultural District; Section 5.1.2.: Use Regulations; A. Permitted Uses.

5. Kennel, Veterinary Hospital or Veterinary Clinic, provided buildings housing animals are **fully enclosed and at least 100 feet from all property lines**; and pens, runs, etc. which are not located in a fully enclosed building are at least 200 feet from all property lines.

City of Johns Creek Zoning Ordinance; Article XVIII: Off Street Parking and Loading; Section 18.3.1.: Parking and Loading Locations.

- A. Single Family Districts – Within the AG-1 and single family districts when utilized for other than a single family dwelling, the parking or storage of vehicles shall be located in accordance with the O-I District requirements...
- D. O-I, Office/Institutional Districts – **No off-street parking shall be permitted within the required setback for the front yard** and the side corner yard. No off-street parking shall be permitted within 25 feet of any property line which adjoins a single family residential district or use.

City of Johns Creek Zoning Ordinance; Article V: AG-1 Agricultural District; Section 5.1.3.: Development Standards; B. Minimum Front Yard.

- **60 Feet**

Aerial and Vicinity Map

